



City of Annapolis

Department of Planning & Zoning

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Board of Appeals

June 3, 2014

The Board of Appeals of the City of Annapolis held its regularly scheduled meeting on June 3, 2014 in the City Council Chambers. **Chair** Zazzali called the meeting to order at 7:13pm.

Members Present: **Chair** Zazzali, **Vice Chair** Elkington, Meyers, Gallagher, Reyes Garcia

Staff Present: Elson-Board Attorney, T. Hook-Recorder

The agenda was approved as submitted.

A. APPROVAL OF MEETING MINUTES

1. May 15, 2014 Meeting Minutes

Mr. Meyers moved approval of the May 15, 2014 minutes as written. **Vice Chair** Elkington seconded the motion. The motion passed unanimously in a vote of 4-0. (**Chair** Zazzali abstained from voting)

B. SIGNING OF OPINIONS

Beatty Variance, #VAR2014-002

Vice Chair Elkington moved approval of the Beatty Variance opinion as written. Mr. Gallagher seconded the motion. The motion passed unanimously in a vote of 5-0.

C. NEW BUSINESS

There was no new business.

D. DELIBERATIONS

1. Appeal of McShane Waldron Glover, #APL2014-001

Chair Zazzali was not present at the original meeting and recused from participating in the Glover Appeal deliberations so the **Chair** was turned over to **Vice Chair** Elkington.

Mr. Gallagher moved to deny the application as submitted. Ms. Reyes Garcia seconded the motion. The motion passed unanimously in a vote of 4-0.

E. PUBLIC HEARING

1. Two Farms, Inc. (Royal Farms) Special Exception

Ms. Ruff, Attorney, presented the City's request to bifurcate the two issues relating to the Royal Farms special exception application.

The Board recessed at 7:45pm and reconvened at 7:48pm. The Board denied the request to bifurcate the application.

Ms. Rouse presented the City's review of the Royal Farms special exception application and recommended denial of the application.

Mr. Alan Hyatt, Attorney, presented the applicant's case.

Mr. Rick Stevens, Owner, testified on the application.

Mr. Jeff Bainbridge, Director of Real Estate, testified on the application.

Mr. Joseph Rutter, Planner, testified on the application.

Mr. Joseph Cronyn, Market/Feasibility Analyst for Commercial, testified on the application.

Gary Westholme, Real Estate Appraiser, testified on the application.

Public testimony opened at 9:57pm and those speaking on the application are listed below.

Name	Address	In Favor	In Opposition	Commented On
John Weikel	139 King George		X	
Frederick Broen	87 East Street		X	
Elly Tierney	85 East Street		X	
Larry Claussen	106 Prince George Street		X	
Amanda Fegley-Pres. WORA	238 Prince George Street		X	
Bryan Miller	114 Market Street		X	
Curtis Destanfo	13 Colonial Street		X	
Pat Zeno	57 Cornhill Street		X	
Doug Smith	5 Revell Street		X	
Sveinn Storm	130 Dock Street		X	
Mary Sewell	23 Collinson Street		X	

With an understanding that the application would be continued, the Board agreed to allow the public testimony portion of the application to remain open in order to accept public testimony at the new hearing date once it is established.

Chair Zazzali accepted the following exhibits into the record.

Exhibit Number	Board of Appeals Exhibit Type
1	Staff memorandum with attachments dated 5/27/14
2	Applicant's Master Exhibit Packet "1" – "13"
3	Community Need Royal Farms Delicatessen
4	City of Annapolis Code Definitions
5	Public Comment received after 5/27/14
5A	Denise Worthen letter dated 6/3/14
6	Bryan J. Miller letter dated 6/3/14
7	Doug Smith letter dated 6/3/14

The applicant and the City agreed to meet to determine an acceptable date to continue this application. The public will be notified via the City's website and through the Planning and Zoning staff. The application was continued to date certain.

E. ADJOURNMENT

With there being no further business, **Vice Chair** Elkington moved to adjourn the meeting at 11:07pm. Ms. Reyes Garcia seconded the motion. The motion passed unanimously in a vote of 5-0.

Tami Hook, Recorder